



**PACE**  
FINANCING  
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MILWAUKEE

## Energy and Sustainability Requirements to Compete for Federal Leases & C-PACE

<https://city.milwaukee.gov/bbc/services/PACE-Financing>



**GSA Public Buildings Service**

# GSA Lease Sustainability

**PBS Real Estate Division**

June 26, 2023

# Agenda

**Introductions & GSA Portfolio**

**1**

**GSA Green Lease Requirements**

**2**

**Portfolio Manager and Energy Star**

**3**

**Owned properties and related programs**

**4**

**Conclusion & Discussion**

**5**





# GSA Portfolio Overview



*GSA Public Buildings Service*

**GSA Public Buildings Service**

# National Lease Portfolio

**179M RSF of leased space**  
**7,135 leased properties**



# Great Lakes Region Lease Portfolio

**13M RSF of leased space**  
**846 leased properties**



# Milwaukee Lease Portfolio

**426,593 RSF**

- 21 Leases/ 7 Energy Star (141,096 SF)
- 1 LEED lease (29,297 SF)





# Green Lease Requirements



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# Green Lease Requirements: EISA

## Energy Independence and Security Act

One Hundred Tenth Congress  
of the  
United States of America

AT THE FIRST SESSION

*Begun and held at the City of Washington on Thursday,  
the fourth day of January, two thousand and seven*

An Act

To move the United States toward greater energy independence and security, to increase the production of clean renewable fuels, to protect consumers, to increase the efficiency of products, buildings, and vehicles, to promote research on and deploy greenhouse gas capture and storage options, and to improve the energy performance of the Federal Government, and for other purposes.

*Be it enacted by the Senate and House of Representatives of  
the United States of America in Congress assembled,*

**SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

(a) **SHORT TITLE.**—This Act may be cited as the “Energy Independence and Security Act of 2007”.

(b) **TABLE OF CONTENTS.**—The table of contents of this Act is as follows:

- Sec. 1. Short title; table of contents.
- Sec. 2. Definitions.
- Sec. 3. Relationship to other law.

# Green Lease Requirements: EISA

## Global RLP Section 2.09

[gsa.gov/real-estate/real-estate-services/leasing/sustainability-policies](https://gsa.gov/real-estate/real-estate-services/leasing/sustainability-policies)

GSA REQUEST  
FOR LEASE  
PROPOSALS  
NO. XXXXXXXX  
CITY/STATE

Offers due by  
**mm/dd/20yy**

In order to be considered for award, offers conforming to the requirements of the RLP shall be received no later than [time] [time zone] on the date above. See "Receipt Of Lease Proposals" herein for additional information.

This Request for Lease Proposals ("RLP") sets forth instructions and requirements for proposals for a Lease described in the RLP documents. Proposals conforming to the RLP requirements will be evaluated in accordance with the Method of Award set forth herein to select an Offeror for award. The Government will award the Lease to the selected Offeror, subject to the conditions herein.

The information collection requirements contained in this Solicitation/Contract, that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

GLOBAL RLP  
GSA TEMPLATE R100 (10/22)

GSA

GSA Public Buildings Service

# Green Lease Requirements

## Global RLP Section 2.09/EISA & Energy Star Energy Star, Green Rating Systems, GP Alignment

Lease Type	Energy Star® Label	3rd-Party Green Building Rating	Guiding Principle Alignment
New Procurement (or Replacing)	<ul style="list-style-type: none"><li>– ES Label <b>REQUIRED</b> for leases <math>\geq 10K</math></li><li>– Cost Effective Improvements OR ES Label required for Leases <math>&lt; 10K</math></li></ul>	<b>OPTIONAL</b> LEED – ID&C or GG- S.I. rating for <u>tenant interiors</u> (Upon Agency Request)	<b>65</b> Key green clauses (depending on lease type)
Succeeding Lease (Extension/Renewal)	<ul style="list-style-type: none"><li>– ES Label <b>NOT Required</b></li><li>– Cost Effective Energy Improvements are <b>REQUIRED</b></li></ul>	<b>OPTIONAL</b> LEED – ID&C or GG- S.I. rating for <u>tenant interiors</u> (Upon Agency Request)	<b>&lt; 65</b> Green Clauses (depending on lease type)
New Lease Construction ( $\geq 10K$ )	<ul style="list-style-type: none"><li>– ES Label <b>REQUIRED</b> for leases <math>\geq 10K</math></li></ul>	<b>REQUIRED</b> LEED v4 -NC: SILVER Green Globes-NC: 2GG	<b>65</b> Key green clauses (where applicable)

- *Exceptions apply ; Lessor still required to make Cost Effective Energy Efficiency Upgrades*

# Energy Star Exceptions

## Global RLP Section 2.09/EISA & Energy Star

1. Lease is 10,000 RSF or less.
2. Agency remains in building they occupy.
3. ENERGY STAR® space is not available
4. Building has historic, architectural, or cultural significance

# Energy Star Exceptions

## Global RLP Section 2.09/EISA & Energy Star

...under the four exceptions, in lieu of ENERGY STAR®, the Lessor must make Cost-Effective Energy Efficiency Improvements.

Home » Commercial Buildings » Save Energy » Ways to Save » Building Upgrades

### Commercial Buildings

Benchmark

Save Energy

ENERGY STAR Treasure Hunts

Ways to Save

Upgrade Your Lighting

Operations & Maintenance Best Practices

Checklists of Energy-Saving Measures

Energy-Efficient Products

Energy-Saving Competitions

Building Upgrades

Water, Waste, and Renewable Energy

Find Expert Help

Evaluate the Economics of Energy Efficiency Projects

Finance Energy-Efficiency

### Building Upgrades



The ENERGY STAR Building Upgrade Manual is a practical guide that helps you plan and achieve profitable improvements to your building.

A staged approach to building upgrades will help to increase the financial and environmental benefits realized. The stages recommended by the EPA account for the interactions among all the energy flows in a building and produce a systematic method for planning upgrades. Each stage includes changes that will affect the upgrades performed in subsequent stages, so when they are performed sequentially they set up the overall process for the greatest energy and cost savings.

#### Step 1: Retrocommissioning

Identify underperforming equipment, determine which equipment should be replaced, and review operational tips to improve building performance.

#### Step 2: Lighting

Improve your lighting systems to reduce lighting energy use, improve the visual environment, and affect the sizing of HVAC and electrical systems.

#### Step 3: Supplemental Load Reductions

Improve heating, cooling, and electric loads in your building to reduce the size and cost of equipment upgrades.

#### Step 4: Air Distribution Systems

Upgrade or adjust your fan systems to maximize energy efficiency.

#### Step 5: Heating and Cooling Systems

After implementing the steps above, you may be ready to upgrade to a new, properly sized system, or to retrofit your existing system to





# Energy Efficiency Improvements Through IRA

## Inflation Reduction Act- Fact Sheet

Program	Description	Agency	IRA Section
<b>Commercial Real Estate Incentives</b>			
<b>Energy Efficient Commercial Buildings Deduction</b>	Extension and expansion of the energy efficient commercial buildings deduction. Buildings that increase their energy efficiency by at least 25 percent will be able to claim this tax deduction, with bonuses for higher efficiency improvements, such as improvements to interior lighting; heating, cooling, ventilation, and hot water; and building envelope. The claimant can earn additional bonus deductions by meeting prevailing wage and registered apprenticeship requirements. Eligible to owners and long-term lessees of commercial buildings and designers/engineers. Permanent; No expiration date	Department of the Treasury	13303

# Energy Star Exceptions

## Global RLP Section 2.09/EISA & Energy Star

GSA Lessors who meet one of the four exceptions:

1. Must agree to Benchmark
2. Disclose the Building's Energy Star Score

# EO 14057

## Executive Order 14057

EO 14057:  
December 8, 2021

GSA

70935	
Federal Register Vol. 86, No. 236 Monday, December 13, 2021	<b>Presidential Documents</b>
Title 3—	Executive Order 14057 of December 8, 2021
The President	<b>Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability</b>
<p>By the authority vested in me as President by the Constitution and the laws of the United States of America, and in order to reestablish the Federal Government as a leader in sustainability, it is hereby ordered as follows:</p> <p><b>Section 101. Policy.</b> The Federal Government faces broad exposure to the mounting risks and costs already posed by the climate crisis. In responding to this crisis, we have a once-in-a-generation economic opportunity to create and sustain jobs, including well-paying union jobs; support a just transition to a more sustainable economy for American workers; strengthen America's communities; protect public health; and advance environmental justice. As the single largest land owner, energy consumer, and employer in the Nation, the Federal Government can catalyze private sector investment and expand the economy and American industry by transforming how we build, buy, and manage electricity, vehicles, buildings, and other operations to be clean and sustainable.</p> <p>We also must build on past progress and pursue new strategies to improve the Nation's preparedness and resilience to the effects of a changing climate, including advancing the Federal Government's strategic planning, governance, financial management, and procurement to ensure climate resilient operations.</p> <p>It is therefore the policy of my Administration for the Federal Government to lead by example in order to achieve a carbon pollution-free electricity sector by 2035 and net-zero emissions economy-wide by no later than 2050. Through a whole-of-government approach, we will demonstrate how innovation and environmental stewardship can protect our planet, safeguard Federal</p>	

Implementing Instructions:  
August 31, 2022



Implementing Instructions for  
Executive Order 14057  
Catalyzing Clean Energy Industries and Jobs  
Through Federal Sustainability

The White House Council on Environmental Quality

August 2022

GSA Public Buildings Service

# EO 14057: Goals & Implementation

## Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability

- 50% emissions reduction by 2032 and **Net-zero emissions building portfolio** by 2045
- Revised Lessor Disclosures & Green Lease Requirements
  - Beg. 9/30/2023
- Net Zero Emissions
  - Beg. 9/30/2030

# EO 14057: Implementation & Impact

## Landlord Disclosures

- Energy and Water tracking required since Oct 2016
- New E.O. adds GHG emissions reporting
  - Through Portfolio Manager

## Green Lease Requirements

- Currently evaluating 65 Green Lease Requirements

## Impact

- Affects leases that are greater than 25,000 RSF where Federal Gov't leases at least 75% of total building sqft.
- 651 Leases / 8.5% of Leases
- 79 million RSF / 44% of total RSF





# Energy Star & Portfolio Manager



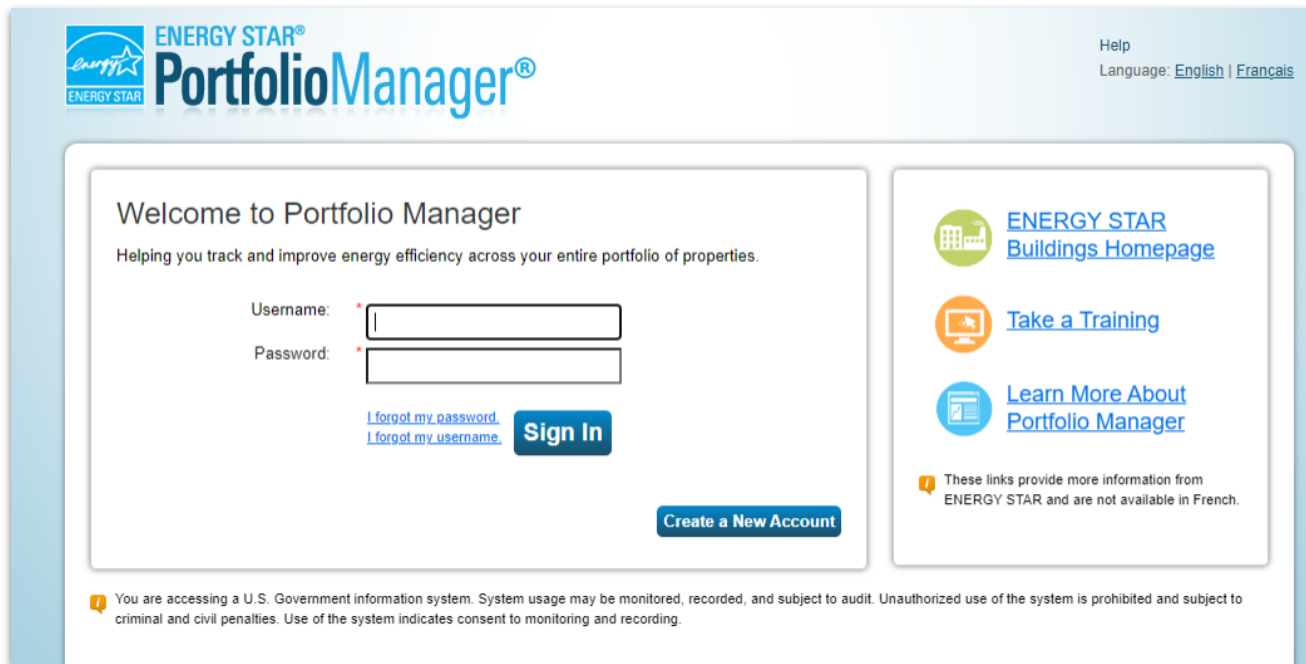
*GSA Public Buildings Service*

**GSA Public Buildings Service**

# Energy Star Portfolio Manager

## The Federal Government's Benchmarking Tool

[portfoliomanager.energystar.gov/pm/login.html](https://portfoliomanager.energystar.gov/pm/login.html)



The screenshot shows the login interface for the Energy Star Portfolio Manager. At the top left is the Energy Star logo and the text "ENERGY STAR® PortfolioManager®". At the top right is a "Help" link and a language selector for "English" and "Français". The main content area is divided into two columns. The left column, titled "Welcome to Portfolio Manager", includes the subtitle "Helping you track and improve energy efficiency across your entire portfolio of properties." Below this are input fields for "Username:" and "Password:", each with a red asterisk indicating a required field. Under the password field are two links: "I forgot my password." and "I forgot my username.". A dark blue "Sign In" button is positioned to the right of these links. At the bottom of the left column is a "Create a New Account" button. The right column contains three links, each with a corresponding icon: "ENERGY STAR Buildings Homepage" (green building icon), "Take a Training" (orange monitor icon), and "Learn More About Portfolio Manager" (blue document icon). Below these links is a small information icon and a note: "These links provide more information from ENERGY STAR and are not available in French." At the very bottom of the page is a disclaimer: "You are accessing a U.S. Government information system. System usage may be monitored, recorded, and subject to audit. Unauthorized use of the system is prohibited and subject to criminal and civil penalties. Use of the system indicates consent to monitoring and recording."

ENERGY STAR® PortfolioManager®

Help  
Language: [English](#) | [Français](#)


Welcome to Portfolio Manager  
Helping you track and improve energy efficiency across your entire portfolio of properties.


Username: \*


Password: \*


[I forgot my password.](#)  
[I forgot my username.](#) **Sign In**


**Create a New Account**

 [ENERGY STAR Buildings Homepage](#)

 [Take a Training](#)

 [Learn More About Portfolio Manager](#)

 These links provide more information from ENERGY STAR and are not available in French.

 You are accessing a U.S. Government information system. System usage may be monitored, recorded, and subject to audit. Unauthorized use of the system is prohibited and subject to criminal and civil penalties. Use of the system indicates consent to monitoring and recording.

# Energy Star Portfolio Manager

[portfoliomanager.energystar.gov/pm/login.html](https://portfoliomanager.energystar.gov/pm/login.html)



Assess whole building energy and water consumption, plus waste



Track changes in energy, water, greenhouse gas emissions, and cost over time



Track green power purchase



Create custom reports



Share/report data with others



Apply for ENERGY STAR certification

# Energy Star Portfolio Manager

## Required Information to Benchmark

### Building Identifiers

- Name, street address, and zip code

### Space Data

- Space type, total floor area, age, occupancy
- Office: square footage, hours of operation, personnel, number of computers, percentage of gross floor area that is air-conditioned/heated

### Energy Use

- Building-specific invoice information from all purchased energy
- At least 12 consecutive months to start, to be updated with monthly usage data



# Energy Star Overview

39,000 Buildings Nationwide





# Energy Star Portfolio Manager

Hundreds of metrics, including:



## **Energy use**

Source, site,  
weather  
normalized,  
demand



## **Water use**

Water use  
intensity,  
Water Score  
(for Multifamily)



## **Waste & Materials**

Waste intensity,  
diversion rate



## **1-100 ENERGY STAR score**



## **GHG emissions**

Indirect,  
direct, total,  
avoided

# Energy Star Certification Process

## Energy Star Certification Process



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[Commercial Buildings](#)

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### Commercial Buildings

[Benchmark](#)



[Save Energy](#)



[Earn Recognition](#)



## How to Apply for ENERGY STAR Certification

### First, You'll Need an ENERGY STAR Score of 75 Or Higher

If you're new here, head back to the [use Portfolio Manager](#) section to learn all about benchmarking and the 1 – 100 ENERGY STAR score. Then visit the [save energy](#) section for tips on how to reduce your energy use and improve your score.

### NEW! LICENSED PROFESSIONAL FINDER

Enter your zip code to [find Licensed Professionals](#) that have verified properties near you for ENERGY STAR certification.

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# Energy Star Resources

[www.energystar.gov/buildings/training](http://www.energystar.gov/buildings/training)

## Commercial Buildings

Benchmark



Save Energy



Earn Recognition



Resources by Audience



Resources by Topic



Training



Live Training

## Training



### Live Online Training

Browse our calendar of upcoming webinars.



### How-To Guides

Download dozens of step-by-step how-to documents.



### Demo Videos

Watch short Portfolio Manager demos on YouTube.

GSA

GSA Public Buildings Service



# Sustainability in GSA's owned properties and related programs



# P100 – Facilities Standards for the Public Buildings Service

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U.S. General Services Administration



**P100** FACILITIES STANDARDS  
FOR THE PUBLIC BUILDINGS SERVICE

October 2021

<https://www.gsa.gov/cdnstatic/P100%202021%20v1.pdf>



# GSA in Milwaukee

Milwaukee Federal Building and U.S. Courthouse, 517 E. Wisconsin Avenue

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# GSA in Milwaukee

Milwaukee Federal Building and U.S. Courthouse, 517 E. Wisconsin Avenue

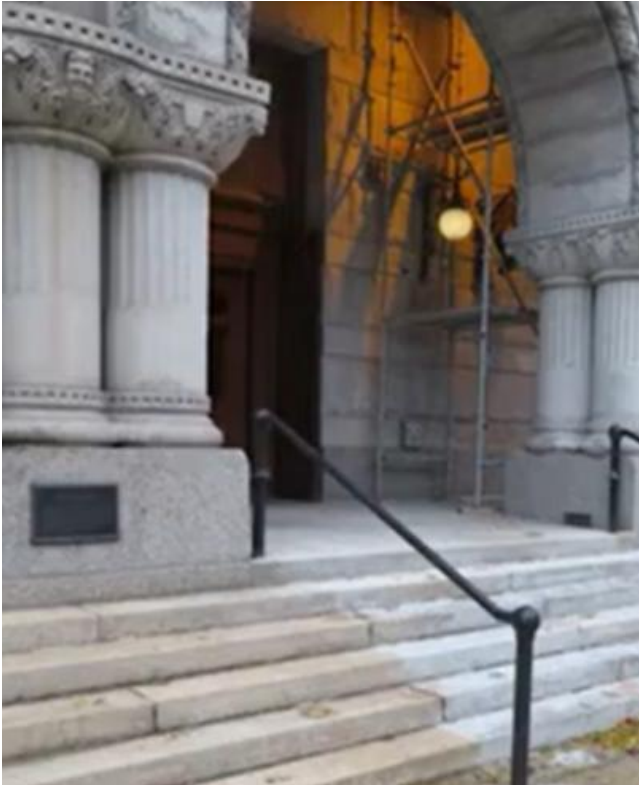
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# GSA in Milwaukee

Milwaukee Federal Building and U.S. Courthouse, 517 E. Wisconsin Avenue

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# GSA in Milwaukee

Milwaukee Federal Building and U.S. Courthouse, 517 E. Wisconsin Avenue

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# Center for Emerging Building Technologies

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## GREEN PROVING GROUND

GPG helps drive building performance beyond business-as-usual

## PILOT TO PORTFOLIO

P2P supports GSA deployment of proven, innovative technologies

## APPLIED INNOVATION LEARNING LAB

A whole-building approach to sustainable operations

<https://www.gsa.gov/governmentwide-initiatives/climate-action-and-sustainability/center-for-emerging-building-technologies>

# Center for Emerging Building Technologies

## GREEN PROVING GROUND

GPG helps drive building performance beyond business-as-usual

### Accelerate Market Acceptance

Help bridge the technology valley of death

### Assess Innovative Building Technologies

Testbed deployments in real-world environments

- Select promising emerging technologies at the edge of commercialization
- Pilot emerging technology installations within GSA's real-estate portfolio
- Partner with Department of Energy national laboratories to evaluate real-world performance
- Identify proven technologies with broad deployment potential for GSA

### Provide Actionable Data

Evaluation results enable GSA to make sound investment decisions

<b>965</b> vendor submissions	<b>104</b> selected for evaluation	<b>51</b> published reports	<b>30</b> proven technologies
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The Center for Emerging Building Technologies' three programs, Green Proving Ground (GPG), Pilot to Portfolio (P2P), and Applied Innovation Learning Lab (AILL), enable GSA to make sound investment decisions in next-generation building technologies based on their real-world performance.

## PILOT TO PORTFOLIO

P2P supports GSA deployment of proven, innovative technologies

### Influence Technology Selection

Calculate return on investment at key lifecycle entry points

<b>NEW CONSTRUCTION</b> Compare incremental savings/costs to code-compliant technology	<b>RETROFITS</b> Calculate direct savings/costs of retrofit technology	<b>END-OF-LIFE</b> Compare incremental savings/costs to like-for-like replacement
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### Support Deployment

Facilitate technology selection and track deployment

- Identify buildings with aging or inefficient equipment
- Guide selection of proven technologies
- Provide dynamic training to GSA staff
- Track deployment across the GSA real-estate portfolio

### Reduce Costs and GHG Emissions

Proven deployments enable GSA to optimize operations

<b>116K</b> tons reduced annual CO <sub>2</sub>	<b>\$28M</b> annual savings	<b>\$375M</b> lifecycle cost avoidance
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The Center for Emerging Building Technologies' three programs, Green Proving Ground (GPG), Pilot to Portfolio (P2P), and Applied Innovation Learning Lab (AILL), enable GSA to make sound investment decisions in next-generation building technologies based on their real-world performance.

## APPLIED INNOVATION LEARNING LAB

A whole-building approach to sustainable operations

### A Roadmap to Net Zero

Identify replicable technology stacks that deliver net zero operations

- ONSITE RENEWABLES AND STORAGE
- WATER REDUCTION
- ELECTRIC HEATING AND COOLING
- LED LIGHTING AND CONTROLS
- SMART BUILDING CONTROL
- EFFICIENT BUILDING ENVELOPE

### Drive Innovation and Operational Excellence

Align efforts with other federal agencies and industry

- Develop a Roadmap for Net-Zero Facilities  
Stack innovative emerging building technologies across regional GSA Applied Innovation Learning Labs (AILLs)
- Validate Real-World Performance of IRA Investments  
Detail energy and carbon savings from Inflation Reduction Act (IRA) investments in partnership with DOE National Labs
- Establish Performance Criteria and Best Practices  
Create a training ground to establish best practices and demonstrate real-world net-zero solutions

### Ensure GSA Investments Meet Agency Goals

Inform public- and private-sector investment decisions

<b>2030</b> 65% less operational carbon emissions	<b>2035</b> 100% fleet electrification	<b>2045</b> 100% net zero operational emissions
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The Center for Emerging Building Technologies' three programs, Green Proving Ground (GPG), Pilot to Portfolio (P2P), and Applied Innovation Learning Lab (AILL), enable GSA to make sound investment decisions in next-generation building technologies based on their real-world performance.

# Center for Urban Development / Good Neighbor Program

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# Center for Urban Development / Good Neighbor Program

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[https://www.hud.gov/program\\_offices/comm\\_planning/cpdt/tcta](https://www.hud.gov/program_offices/comm_planning/cpdt/tcta)

<https://www.epa.gov/environmentaljustice/environmental-justice-thriving-communities-technical-assistance-centers>

<https://www.transportation.gov/federal-interagency-thriving-communities-network>

# Key Points / Conclusion

1. ENERGY STAR Portfolio Manager is used to benchmark buildings - a requirement in all GSA Leases since 2016
2. The ENERGY STAR requirement addresses EISA.
3. The ENERGY STAR requirement supports GSA sustainability goals.
4. ENERGY STAR has training resources available on its website.



# Questions & Discussion





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# City of Milwaukee PACE Program



C-PACE is a property tax-assessment financing mechanism for **energy & water efficiency and renewable energy improvements** to commercial properties.

**INCREASE**  
BOTTOM LINE



**LOWER**  
ENERGY COSTS



### Benefits:

- Finance up to 100% of hard + soft costs
  - Non-recourse financing
  - Frees up equity for other priorities
- Fixed rate, long-term: 20 – 30 years
  - Yields positive cash flow
  - Boost Property Value
- Tenants share cost & savings
- Transfers to new owner upon sale
- Potential off-balance sheet treatment
- Reduce waste & improve experience



## Commercial Properties



OFFICE



INDUSTRIAL



MULTIFAMILY



RETAIL



HEALTHCARE



HOSPITALITY



NONPROFIT



AGRICULTURAL



MIXED USE

## Project Types

- Renovations
- New Construction
- Adaptive Reuse
- Refinance
- Equipment Installation

*\* Property located in member county*

*\* Does NOT work for residential (1-4 units)  
and government owned properties*





## Energy & Water Efficiency

- Lighting Systems
- Building Controls
- Building Envelope Improvements
- Furnaces, Boilers & Chillers
- Heat Pumps
- Pumps, Motors & Variable Speed Drives
- Low flow fixtures
- Heat Recovery
- Fuel Switching

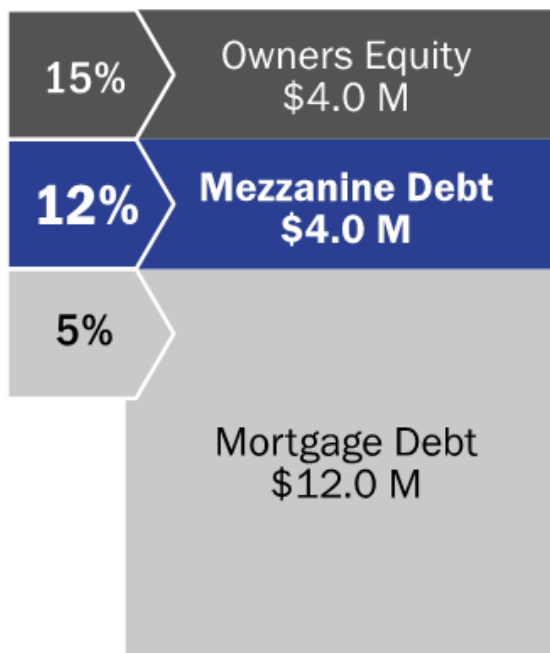


## Renewable Energy

- Solar PV
- Battery Storage
- Biofuel
- Wind



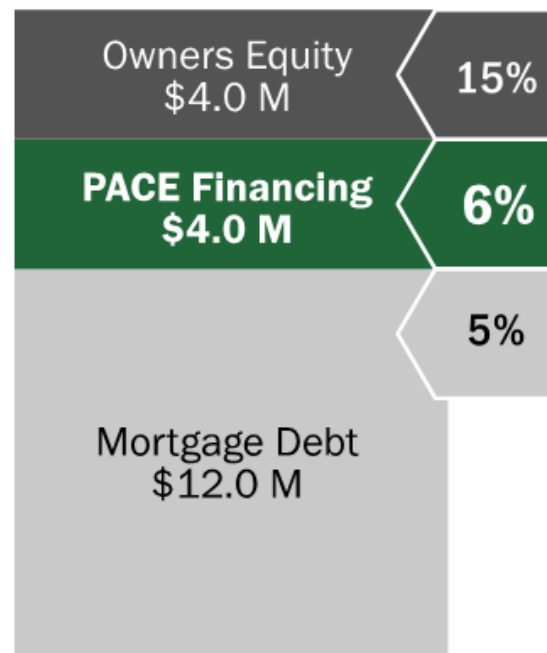
## Example: \$20 Million Renovation or New Construction Project



**Without PACE**

**Cost of Capital:**

**8.40%**



**With PACE**

**7.20%**

**Owners utilize PACE to fill gaps in their capital stack and lower their cost of capital.**



**BETTER  
BUILDINGS  
CHALLENGE**

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## PACE Financing



The City of Milwaukee's Property Assessed Clean Energy (PACE) Financing program helps commercial property owners affordably finance energy efficiency, water efficiency, and renewable energy upgrades in their buildings. This public-private partnership leverages private capital to supply upfront funding for the improvements and collects payments through a voluntary municipal special charge (City Ordinance 304-26.5). The special charge is attached to the property, not the owner, and is paid back through the property tax system over time. Projects are designed so that the annual energy and other savings pay for the special charge, providing a net positive cash flow.



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Quick Links

[Program Manual](#)

[Participating Lenders](#)

[Application Components](#)

[Residents Preference Program](#)

[GET STARTED](#)



# Application Process

Pre-Application	Final Application	Closing
5-10 minutes, online form	<ul style="list-style-type: none"><li>• Signed final application</li><li>• Installation contracts</li><li>• Energy Assessment</li><li>• Mortgage amount doc</li><li>• RPP Plan</li><li>• Offer to fund</li><li>• Substantially final SLA</li><li>• Program expenses</li></ul>	<ul style="list-style-type: none"><li>• Lender consent</li><li>• Title report</li><li>• Insurance certificate</li><li>• LCP registration</li><li>• Executable SLA</li><li>• Closing statement</li></ul>



## PROJECT CENTER

powered by  slipstream

[Home](#) [Applications](#) [Documents](#) [Contractors](#) [Capital](#)

[Log In](#)

Welcome to the Slipstream Project Center. The Project Center enables you to submit an application for PACE financing for a new project, manage existing projects, and access Program Guidelines and related materials.

### Links and explanations for Project Center functions follow:

[Log In](#)

Access to Project Center requires that users establish credentials and login.

[Pre-Application](#)

Click here to verify PACE Project eligibility and begin a Pre-Application.

[Existing Applications](#)

Click here to access an existing application that is already underway, begin a Final Application, submit required completion documents and manage your PACE Project pipeline.

[Documents](#)

Click here to access documents such as program guidelines, lender consent forms, certain program agreements and other program templates.

[Contractors](#)

Click here to begin the contractor registration process. Professional services firms including contractors, installers, engineers and project developers are encouraged to register with the program.

[Capital Provider](#)

Click here to begin the PACE Capital Provider application process.

[Privacy Statement](#)

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<https://apps.slipstreaminc.org/pace>



# 5 High Performance Pathways

1. Renewable energy + 3 energy/water measures
2. Source EUI  $\leq$  applicable ASHRAE 100 – 2018 requirement
3. Compliance with ASHRAE 90.1 – 2019
4. Energy consumption  $\leq$  20% better than code
5. LEED BD+C v4.1 Silver or Gold certification and receive a minimum of four points on the Energy Optimization credit

# Residents Preference Program (RPP)

New Guidelines: Projects greater than or equal to \$1 million must make a **best effort** to utilize at least 40% RPP-certified City of Milwaukee residents for the PACE funded portion of the project.

If a best effort to utilize RPP labor is made but cannot reach 40% of the hours, or other details of the project limit RPP applicability, other arrangements to satisfy workforce development goals can be made.

Contact ECO and the Office of Equity and Inclusion to develop a plan that work for your project

# Residents Preference Program (RPP)

- **Purpose:** promotes the use of under/unemployed City of Milwaukee residents as part of a contractor's team.
- **Original manual:** 40% of total worker hours on PACE funded portion of the project should be RPP eligible labor (projects > \$1million)
  - Lack of options to reach hours, meaningfully impact employment
  - Difficult to use in some PACE projects





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# Questions?

<https://city.milwaukee.gov/bbc/services/PACE-Financing>